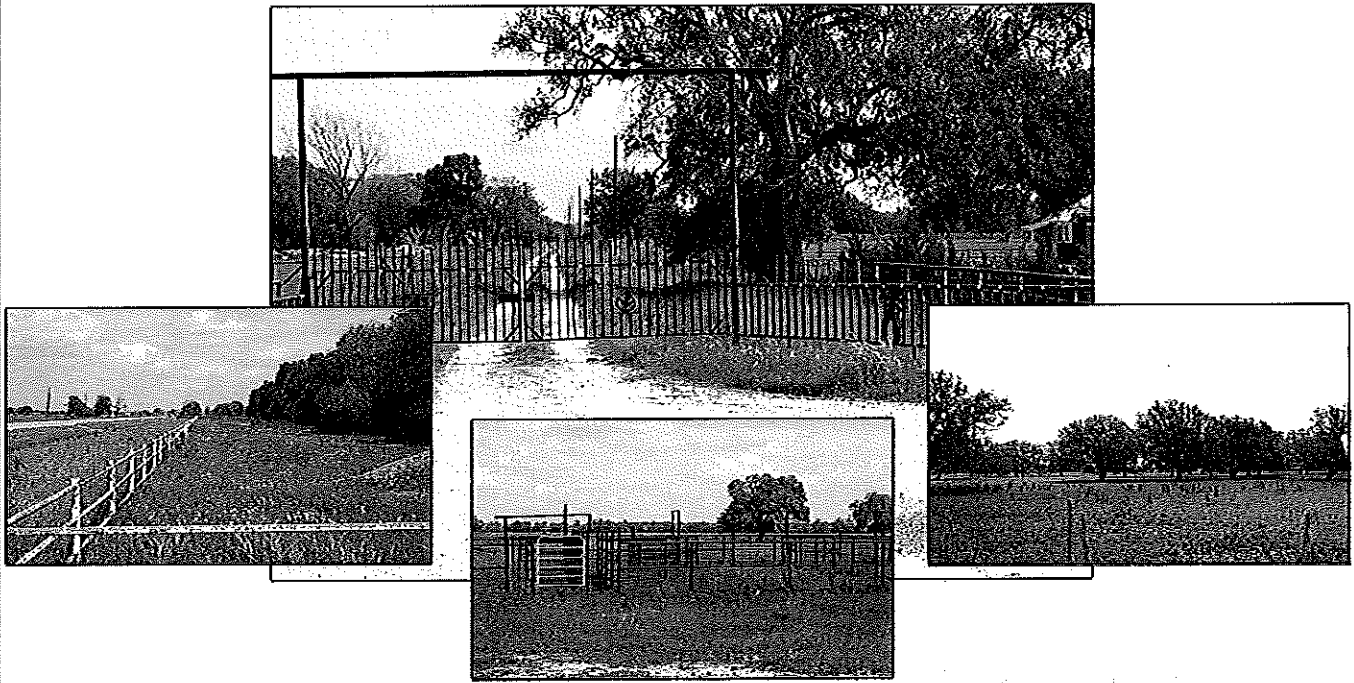


# C.E. Muegge Real Estate



**0000 Hwy 60, Lane City**

**\$673,340: \$4,000/Acre**

Area:	Wharton, Lane City	Irrigation:	None
School District:	WISD	Drainage:	Good
Shape of Tract:	L Shaped	Topography:	Flat
Current Use:	Grazing	Soil Type:	Lake Charles Clay
Acreage:	168.21	Minerals:	None
Taxes:	\$364.66	Flood Zone:	Zone X
Improvements:	100'x50' pole barn, water well, cattle pens	Property Roads:	Gravel
		Road Frontage:	SH 60 952'

**Charles Muegge**  
C.E. Muegge Real Estate  
213 N. Richmond Rd.  
Wharton, Texas 77488

Phone: 979-532-5252  
Cellular: 979-533-5252

Email: [broker@cemuegge.com](mailto:broker@cemuegge.com)  
Web Site: [www.cemuegge.com](http://www.cemuegge.com)



Co. Rd. 128

Co. Rd. 130

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29°15'17.67" N 98°02'41.36" W elev. 3011

2, 19

952.91

N 62° 19' 55" E —→  
4675.32'

VOL. 629 PG. 1 W.C.D.R.

SLIDE 25A PLAT CABINET W.C.

EDWARD E. GORDON, ETUX  
VOL. 39 PG. 19 O.R.W.C.

JARVIS CREEK

**MD.**

SEI

EXCEPT AS NOTED

ALFRED HINTON

OF 166.93 ACRES TRACT OF LAND SITUATED IN THE CHARLES HUDSON LEGATE ABSTRACT NO. 25, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 200 ACRES TRACT OF LAND, SPECIFICALLY DESCRIBED IN DEED OF TRUST DATED AUGUST 5, 1965 FROM BEN LYNN VINEYARD, JR. ET UX TO HAL WEATHERFORD, TRUSTEE. RECORDED IN VOLUME 147, PAGE 185 OF THE WHARTON COUNTY DEED OF TRUST RECORDS.

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, adjacent encumbrances, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

Surveyed on the ground June 19, 21, 22, 1995 by:

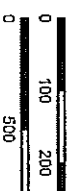
W. E. Wilson (W. E. Wilson)  
Registered Professional Land Surveyor No. 4652

NOTE: FLOOD PLAIN DATA: This tract is in Zone B, per FEMA Panel No. 480652 0720 C.  
effective date 4/18/83

**TITLE COMMITMENT NOTE:** This Survey reflects and is limited to matters of record affecting this tract as called out on STEWART TITLE GUARANTY COMPANY Title Commitment Of No. 94-0356, effective date March 20, 1995 as of 7:00 A.M., issued by Mid-Coast Title Co.



A vertical scale bar with two units: Meters and Feet. The Meters scale has markings at 0, 100, 200, 400, and 600. The Feet scale has markings at 0, 500, 1,000, 2,000, and 3,000.



## MAP LEGEND

Area of Interest (AOI)	Very Stony Spot
Area of Interest (AOI)	Wet Spot
Soils	Other
Soil Map Units	
Special Point Features	Special Line Features
Blowout	Gully
Borrow Pit	Short Steep Slope
Clay Spot	Other
Closed Depression	Political Features
Gravel Pit	Cities
Gravelly Spot	Water Features
Landfill	Streams and Canals
Lava Flow	Transportation
Marsh or swamp	Rails
Mine or Quarry	Interstate Highways
Miscellaneous Water	US Routes
Perennial Water	Major Roads
Rock Outcrop	Local Roads
Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	
Spoil Area	
Stony Spot	

## MAP INFORMATION

Map Scale: 1:10,100 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 14N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wharton County, Texas  
Survey Area Data: Version 6, Oct 26, 2009

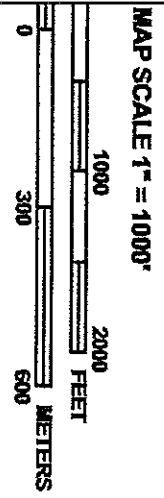
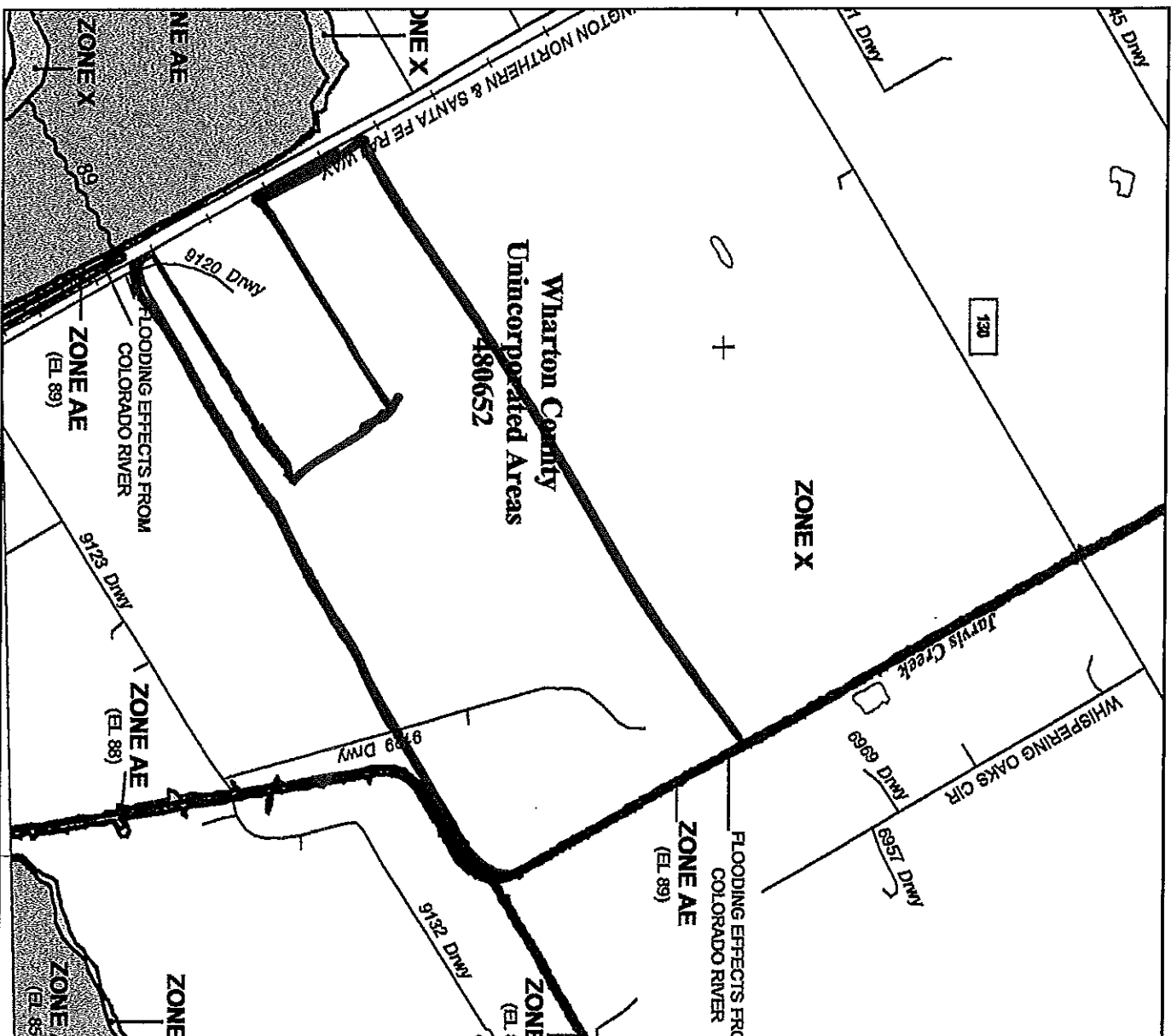
Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Wharton County, Texas (TX481)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LCA	Lake Charles clay, 0 to 1 percent slopes	170.0	100.0%
Totals for Area of Interest		170.0	100.0%





PANEL 0370E

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**WHARTON COUNTY,**  
**TEXAS**  
**AND INCORPORATED AREAS**  
**PANEL 370 OF 775**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WHARTON, CITY OF	480654	0370	E
WHARTON COUNTY	480652	0370	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**48481C0370E**  
**EFFECTIVE DATE**  
**APRIL 5, 2006**



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-WMT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.nsc.fema.gov](http://www.nsc.fema.gov)